

PROJECT SITE SUMMARY

PROJECT FILE SUMMARY

Project Name: Waterburg Heights, LLC 2 Lot Land Division
Project File No.: MNSUB2304-03
Applicant: Kyle Koskinen
Project Address: 7XXX Perry City Road
Tax Parcel #(s): 36.-2-1
Zoning: A/R: Agricultural/Rural Zone

PROJECT DESCRIPTION

The applicant and property owner, Kyle Koskinen – Waterburg Heights, LLC, proposes to subdivide the existing 114.28 acre vacant lot into two lots; ‘Parcel A’ approximately 83.25 acres, and ‘Parcel B’ approximately 31.026 acres.

LAND USE AND ZONING

The A/R zoning development regulations, listed under Ulysses Town Code 212-29 are summarized below:

A/R Development Standards	
Minimum lot area	2 acres
Minimum lot width at front lot line	400'
Minimum lot depth	200'
Minimum front yard setback	50'
Minimum side yard setbacks	30'
Minimum rear yard setback	75'
Maximum building height for any building or structure	32'
Maximum lot coverage by all buildings, structures and impervious surfaces	5%
Maximum floor area of a new agricultural building	20,000sf
Maximum floor area of a new non-agricultural building	5,000sf
Stream and wetland buffer setback	25'

WATER/SEWER/STORMWATER

WATER SERVICE: None proposed at this time

SEWER SERVICE: None proposed at this time

STORMWATER: The project is not proposing any land disturbance at this time

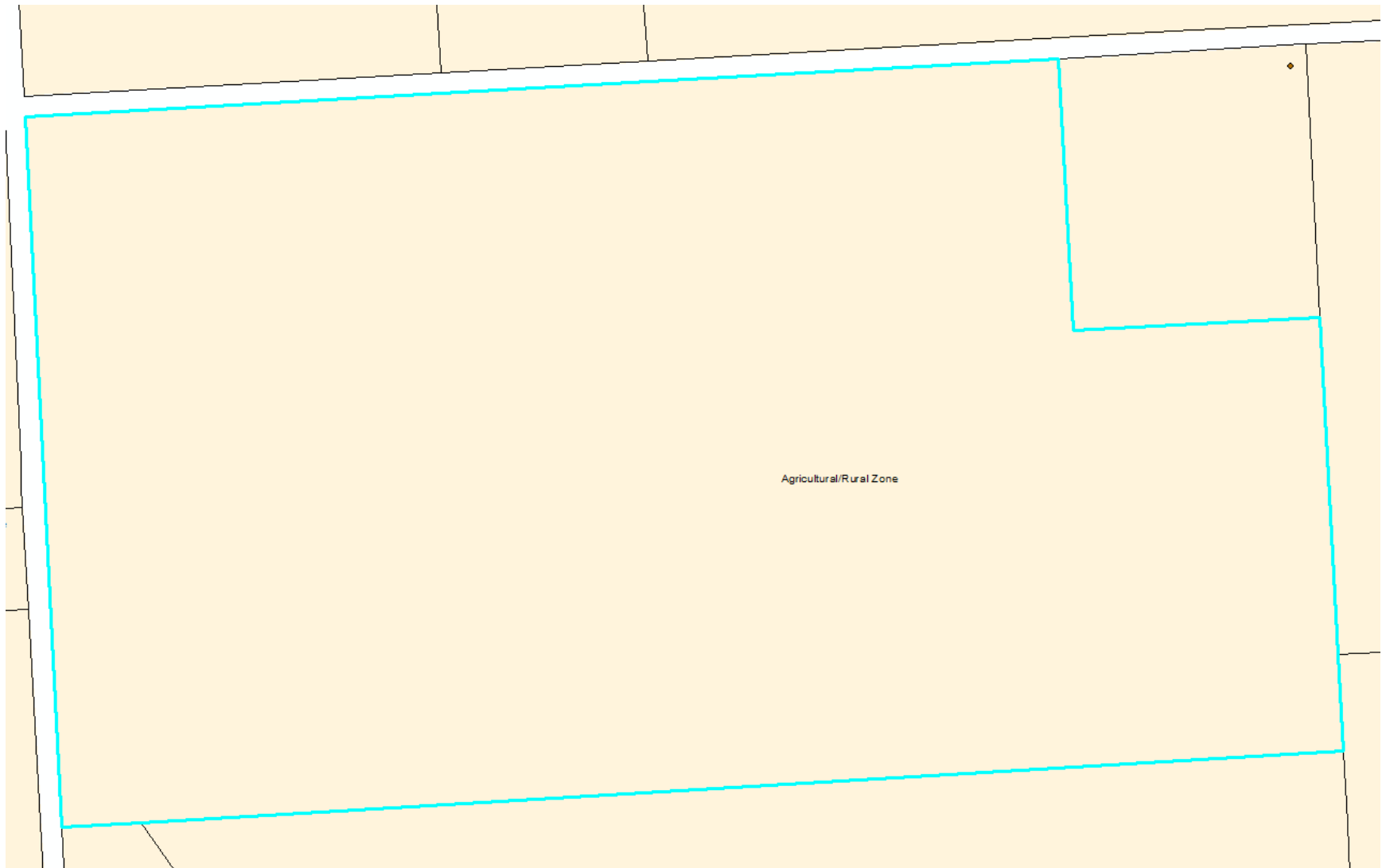
MAPS AND AERIALS



Aerial of Subject Site



Intermittent Streams and their associated buffers located near the west and south property lines of the subject lot.



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